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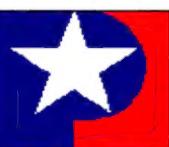
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,007,200 / 1,007,200
APPRAISED: 1,007,200 / 1,007,200
USE VALUE: 1,007,200 / 1,007,200
ASSESSED: 1,007,200 / 1,007,200
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
282		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RYAN PHILIP P & GWENDOLYN W	
Owner 2: TRS/ PHILIP P RYAN TRUST	
Owner 3: GWENDOLYN WILLIAMS RYAN TRUST	
Street 1: 282 MYSTIC ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: RYAN PHILIP P & GWENDOLYN W -
Owner 2: -
Street 1: 282 MYSTIC ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .333 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1959, having primarily Aluminum Exterior and 2927 Square Feet, with 1 Unit, 0 Bath, 3 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
3/24/2015 725 Siding 21,000
12/4/2013 1768 Re-Roof 10,000 C
11/14/2013 1683 Solar Pa 56,127 C
7/16/2010 836 Redo Bat 5,000
7/15/2008 778 Redo Bat 6,800 C
7/12/2002 557 Att. Gar 30,000 C G4 GR FY04 NEW 3 CAR ATTACHED
10/24/2001 789 Alterati 8,000 C

ACTIVITY INFORMATION
Date Result By Name
2/6/2014 Info Fm Prmt EMK Ellen K
12/31/2013 Info Fm Prmt EMK Ellen K
12/11/2008 Meas/Inspect 336 PATRIOT
12/3/2008 MLS MM Mary M
11/8/2000 Hearing N/C 189 PATRIOT
11/9/1999 Inspected 267 PATRIOT
11/3/1999 Mailer Sent
10/18/1999 Measured 256 PATRIOT
7/28/1993 RV
Sign: VERIFICATION OF VISIT NOT DATA _____

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 14516 Sq. Ft. Site 0 70. 0.53 12 Med. Tr -10 538,956
539,000

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
101 14516.000 468,200 539,000 1,007,200
Total Card 0.333 468,200 539,000 1,007,200
Total Parcel 0.333 468,200 539,000 1,007,200
Source: Market Adj Cost Total Value per SQ unit /Card: 344.11 /Parcel: 344.11
Entered Lot Size Total Land: Land Unit Type:
Land Unit Type: 12/11/08

PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022 101 FV 468,200 0 14,516. 539,000 1,007,200 Year end 12/23/2021
2021 101 FV 455,000 0 14,516. 539,000 994,000 Year End Roll 12/10/2020
2020 101 FV 455,200 0 14,516. 539,000 994,200 Year End Roll 12/18/2019
2019 101 FV 347,100 0 14,516. 500,500 847,600 847,600 Year End Roll 1/3/2019
2018 101 FV 347,100 0 14,516. 500,500 847,600 847,600 Year End Roll 12/20/2017
2017 101 FV 347,100 0 14,516. 438,900 786,000 786,000 Year End Roll 1/3/2017
2016 101 FV 347,100 0 14,516. 400,400 747,500 747,500 Year End 1/4/2016
2015 101 FV 329,300 0 14,516. 354,200 683,500 683,500 Year End Roll 12/11/2014

PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
RYAN PHILIP P & 71388-337 1 7/30/2018 Convenience 99 No No
RYAN PHILLIP P/ 66911-119 3/10/2016 Convenience 1 No No
CHUNG SHAN 49739-43 7/6/2007 Family 1 No No
SIRVA RELOCATIO 49739-45 7/2/2007 632,000 No No Y
BUZZOTTA CARMEL 24022-350 12/2/1993 205,000 No No

SALES INFORMATION

TAX DISTRICT

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

REVENUE

NOTES

APPROVALS

APPRAISAL

USE VALUE

ASSESSED

APPROVED

16107!
PRINT
Date Time
12/30/21 03:19:50
LAST REV
Date Time
03/02/19 16:01:39
apro
6107

Total AC/Ha: 0.33324 Total SF/SM: 14516 Parcel LUC: 101 One Family Prime NB Desc ARLINGTON

Total: 538,956 Spl Credit Total: 539,000

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style				Full Bath	Rating:			PDAS.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Good												
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating: Very Good												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall: 4 - Vinyl		50%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1959		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G12		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		Exterior:		No Unit		RMS	BRS	FL					
Prim Int Wal: 1 - Drywall		Functional:		%		Interior:		1		9	4	M					
Sec Int Wall:		Economic:		%		Additions:											
Partition: T - Typical		Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood		Override:		%		Baths:											
Sec Floors:		Total:		18.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 135.00				Electric:											
Subfloor:		Size Adj.: 1.00872910				Heating:											
Bsmnt Gar:		Const Adj.: 0.98990101				General:		Totals		1	9	4					
Electric: 3 - Typical		Adj \$ / SQ: 134.803															
Insulation: 2 - Typical		Other Features: 121000															
Int vs Ext: S		Grade Factor: 1.00															
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000															
Heat Type: 5 - Steam		NBHD Mod:															
# Heat Sys: 1	% Heated: 100	% AC:	LUC Factor: 1.00	Adj Total: 575211	Depreciation: 106989	Depreciated Total: 468221	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 134.80	Special Features: 0	Final Total: 468200	Val/Su Net: 89.15	Val/Su SzAd: 159.96		
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 072-0-0006-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N																	
Total Yard Items:				Total Special Features:				Total:									